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## **Planning and Zoning Commission Agenda**

September 20, 2016  
5:30 p.m.  
300 W. Cotton St.  
City Hall Council Chambers

- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Approval of August 16, 2016 P&Z Minutes**
- V. Consent Agenda**
  - A. CONSIDER application #P16-08 filed by Arman Solutions LLC to plat approximately 11.401 acres of AB 71 David Ferguson Survey, Tract 37-12, Section 3 into 19 residential lots located on Bill Owens Parkway, north of Heather Lane.
  - B. CONSIDER application #P16-10 filed by Longview Alpha Construction to plat approximately 3.96 acres of the W M Robinson Survey AB 177, Tract 48, Section 7 into 16 residential lots located east of Gilmer Road on Gemi Drive.
- VI. Regular Agenda**
  - A. CONSIDER application #P16-11 filed by Marley Barker to plat approximately 5.046 acres of AB 177 WM Robinson Survey, Tract 1-09, Section 1, into two (2) residential lots located on the northeast side of Harley Ridge Road, north of Cheryl Street.
  - B. A PUBLIC HEARING will be held to consider application #PD16-10 filed by Bret Read requesting to rezone approximately 0.899 acres of the David Ferguson Survey AB-71, Tract 64, Section 1 and a portion of Lot 1, Block 4151 of Royal Forest Estates #1 from PD-1 General Retail to Planned Development General Retail for a restaurant with a public club and drive-thru window located on Reel Road west of Gilmer Road and east of Kingston Drive.

- C. A PUBLIC HEARING will be held to consider application #PD16-12 filed by Maxey Properties Gilmer Rd., LLC requesting to rezone approximately 1.362 acres of AB 177 WM Robinson Survey Tract 29-03 Section 3 from Planned Development-General Retail (PD15-10) to Planned Development-General Retail for two restaurants with drive-thru windows located on the southeast corner of Gilmer Road and Hawkins Parkway.
- D. A PUBLIC HEARING will be held to consider application #Z16-03 filed by Howard Parker requesting to rezone approximately 0.67 acres of AB 256 M Mann Survey, Tract 66, Section 3 from Agriculture (A) to Heavy Commercial (C-2) located on the southwest side of Del Roy Street and east of S. US Highway 31.

**VII. Discussion Item**

- A. Discuss notification requirements for zoning requests.

**VIII. Staff Update**

- A. Provide update of City Council action on previous zoning items.

**IX. Citizen Comment**

**X. Adjourn**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Planning and Zoning Division at 903-237-1072 at least two days before this meeting so that appropriate arrangements can be made.

"Any final action, decision or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government code, chapter 551. The Planning and Zoning Commission reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, section 551.001, et seq. (the Texas open meetings act) on any item on its open meeting agenda in accordance with the Texas open meetings act, including, without limitation sections 551.071-551.086 of the Texas open meetings act.

The Planning and Zoning Commission reserves the rights to consider use classifications for the property that are less intense than the use requested by the applicant.